

**MINUTES  
PLANNING AND ZONING COMMISSION  
AUGUST 19, 2008**

**Item 1:**

The Lewisville Planning and Zoning Commission was called to order at 6:30 p.m. Members present: Rod Russell (Chairman), Jim Gallegos (Vice-Chairman), James Davis, Joy Townsend, William “Bill” Price, Karen Boenker and Alvin Turner.

Staff members present: Gene Lewis, David Salmon and Gillian Goldthorpe.

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**Item 2:**

A motion was made by Karen Boenker to approve the August 5, 2008, meeting minutes, seconded by Bill Price. The motion passed unanimously (7-0).

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**Item 3:**

The consent agenda plat was the next item on the agenda. There was one item for consideration:

- A. Final Plat of National Indoor Storage Addition, Lot 1, Block A, a 5.40 acre tract zoned Light Industrial (LI), located at 498 East State Highway 121.

The plat complies with City ordinances and staff recommended approval. There was no one present to speak for or against the item so a motion was made by Karen Boenker to approve the plat, seconded by Jim Gallegos. The motion passed unanimously (7-0).

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**Item 4:**

The regular hearing for plats with variances requested was the next item on the agenda. There was one plat with four variance request items for consideration:

- A. Final Plat of Settlers Village Phase 2, a 9.02 acre parcel zoned Townhouse (TH), bounded by Rockbrook Drive on the west, Vista Ridge Mall Drive on the south and Settlers Village Phase 1 on the east.

Variances:

To Waive Required Alleys For Single Family Residential Subdivisions.

David Salmon gave a brief overview of the Settlers Village Phase 1 plat. A portion of Phase 1 was recently re-platted to accommodate the new product type, from 24 foot wide, 3-story townhouses to 26 foot wide, 2-story townhouses without alleys. Phase 2 of the Settlers Village plat is substantially similar as Phase 1, with the exception of slightly wider lots and a reduced number of lots. The owner and builder, Ashton Dallas Residential would like to build Phase 2 without alleys as in Phase 1. Section 6-92(k) of the General Development Ordinance requires alleys in all detached and attached single-family

residential developments. To build Phase 2 with alleys and still meet minimum lot sizes while maintaining a reasonable layout and lot count would not be consistent with the layout in Phase 1.

To Allow A 6-Foot Wooden Screening Fence In Lieu Of A 6-Foot Masonry Screening Wall Along The North Property Line:

A wooden screening fence was constructed along the north property line of Phase 2 by the applicant when Phase 1 was constructed in accordance with the variance approved with the previous subdivision. The developer is requesting a variance to allow the existing wooden screening fence in Phase 2 to remain in lieu of constructing the required masonry screening wall. Section 6-144 of the General Development Ordinance requires a six foot masonry screening wall between commercial and single family residential zoning.

To Allow Up To A Maximum Of 40% Non Masonry Materials For The Screening Wall Where Lots Back Up To Rockbrook Drive And Vista Ridge Mall Drive.

The General Development Ordinance Section 6-142 requires a masonry screening wall adjacent to all thoroughfares. The screening walls for Phase 2 along Rockbrook Drive and Vista Ridge Mall Drive were constructed at the same time as Phase 1. The proposed subdivision is essentially the same as the previous subdivision, a combination of masonry, wrought iron, bermed shrubs and trees act as a screen. Wooden privacy fences are only allowed along the side lot lines of the units that back up to Vista Ridge Mall Drive and Rockbrook Drive and would dead end perpendicular in the masonry/landscaped wrought iron screening wall.

To Allow Private Maintenance Of The Screening Wall Adjacent To Rockbrook Drive And Vista Ridge Mall Drive.

The Phase 2 screening walls along Rockbrook Drive and Vista Ridge Mall Drive were constructed at the same time as Phase 1. Section 6-149 of the General Development Ordinance requires screening walls along thoroughfares to be maintained by the City with the developer placing 20% of the cost of the wall in a maintenance account with the City. The constructed screening wall is more ornamental than a typical public screening wall and has been maintained by the HOA since construction. The City Attorney's office and staff reviewed the HOA documents when the original subdivision was platted and provided for an adequate and perpetual funding mechanism for maintenance of the screening walls for the existing and new subdivision.

A motion was made by Karen Boenker to recommend approval of the plat and requested variances, seconded by Alvin Turner. The motion passed unanimously (7-0).

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**Item 5:**

Gene Lewis reminded board members of the Boards and Commissions Banquet to be held at the Hilton Garden Inn in Lewisville on September 18<sup>th</sup> from 7-9 p.m.

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**Item 6:**

A motion was made by Karen Boenker to adjourn, seconded by Alvin Turner. All members voted aye.  
The meeting was adjourned at 6:45 p.m.

Respectfully submitted,

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Gene Lewis  
Planning & Community Services Manager

Approved,

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Rod Russell  
Planning & Zoning Chairman